

CAUCUS SESSION: 7:15 P.M. Public Meeting Room
Deal and Monmouth Roads
Oakhurst

Discussion: Krulikowski
Block 37.16 Lot 25

Planning Administrator Marianne Wilensky explained to the Board Members that the homeowner previously received approvals for additions to her home. She is now proposing to add a dormer on the second floor. The Board had no objections to the alteration to the plan and approvals to include the dormer.

REGULAR MEETING: 7:30 P.M. Public Meeting Room
Deal and Monmouth Roads
Oakhurst

MEMBERS

PRESENT: Maureen Bonney, Alt I
Jane Grabelle
Russell Malta
Eric Menell
John Napolitani, Alt II
Peter Siano, Alt III
Henry Schepiga, V Ch
Charles Theodora, Alt IV
Richard Van Wagner
James Worrell

MEMBERS

ABSENT: Warren Goode, Chair

OTHERS PRESENT Mark A. Steinberg, Zoning Board Attorney
William Fitzgerald, PE Board Engineer
Marianne Wilensky, Planning Administrator
Rachel Montemarano, Board Secretary
Recording Secretary

Vice Chairman Henry Schepiga announced that the notice requirements for the Open Public Meetings Act have been satisfied, a copy of the notice was sent to the Asbury Park Press and the Coaster, posted in the Township Hall, and filed in the Office of the Township Clerk on July 11, 2014.

MINUTES FOR APPROVAL

A motion was made by Jane Grabelle and seconded by James Worrell to approve the **minutes from the meeting of January 8, 2015.**

In Favor: Bonney, Grabelle, Malta, Menell, Napolitani, Schepiga, Worrell
Opposed: None
Ineligible: Siano, Theodora, Van Wagner
Absent: Goode

RESOLUTION MEMORIALIZATION

Muy Brands LLC
Block 187 Lot 1.01
1102 Highway 35
Ocean
Conditional Use
Preliminary and Final Site Plan
Bulk Variance Approval

MOVED: Grabelle **SECOND:** Worrell
FAVOR: Bonney, Grabelle, Menell, Napolitani,
Schepiga, Theodora, Worrell
OPPOSED: None
INELIGIBLE: Malta, Siano, Van Wagner
ABSENT: Goode

Dean H. Schoch II

Block 106 Lot 14
1320 Birch Avenue
Wanamassa
Bulk Variance Approval

MOVED: Grabelle SECOND: Menell
FAVOR: Bonney, Grabelle, Malta, Menell, Napolitani,
Schepiga, Worrell
OPPOSED: None
INELIGIBLE: Siano, Theodora, Van Wagner
ABSENT: Goode

CASES CARRIED TO March 12, 2015

Sam Mizrahi

Block 58 Lot 11
150 Monmouth Road
Oakhurst

St. George Greek Orthodox Church

Block 1.02 Lot 73
1033 West Park Avenue
Ocean

David Azar

Block 8 Lot 7
333 Park Avenue
Oakhurst

315 Roosevelt Ave, LLC

Block 17 Lot 34
315 Roosevelt Avenue
Oakhurst

Sandra Reeves

Block 76 lot 2
491 S. Edgemere Drive
West Allenhurst

CARRIED CASES

Raymond J. Hodnett

Block 113 Lot 45
33 Wanamassa Point Road
Wanamassa
Zone R-6

This is an application to construct additions with variances for side yard setback under minimum, lot coverage over maximum and construction in a flood plain.

The Board's information packet containing reports of the Board's professionals and in-house departments was marked B-1. Planning Administrator Marianne Wilensky read her report. Board Engineer William Fitzgerald summarized his report.

Mr. Hodnett explained that he would like to add an addition to the house to conform to modern standards. The house will be much improved and won't be out of character with the area. He is proposing to extend the kitchen, add a three season porch and two bedrooms. He said that he has no issues with the items in Mr. Fitzgerald's report. Mr. Hodnett said that the finished roof will match the rest of the home.

Mr. Hodnett submitted a seven page packet of photos that was marked into evidence A-1. The first page shows photos of his house and the rest of the pages consisted of photos of homes in the area to show the character of the neighborhood.

Ms. Bonney asked if the footprint of the home is expanding. Ms. Wilensky said that the addition will add approximately 140 sq. ft.

A motion to close the public hearing was made by Eric Menell and seconded by James Worrell.

In Favor: Bonney, Grabelle, Malta, Menell, Schepiga, Van Wagner, Worrell
Opposed: None

A motion to approve the application was made by Jane Grabelle and seconded by James Worrell.

In Favor: Bonney, Grabelle, Malta, Menell, Schepiga, Van Wagner, Worrell
Opposed: None
Ineligible: Napolitani, Siano, Theodora
Absent: Goode

To be memorialized on March 12, 2015.

**Deanna and Michael
Houlihan**

Block 40 Lot 61
806 Maple Street
West Deal
Zone R-4

This is an application to construct additions with variances for front yard setback under minimum, rear yard setback under minimum, lot coverage over maximum, driveway width over maximum and construction in the flood plain.

Planning Administrator Marianne Wilensky marked the Board's information packet containing the reports of the Board's professionals as B-1. She read her report and Board Engineer William Fitzgerald summarized his report. Mr. Fitzgerald said that he has no issues with the requested bulk variances, but that they must go to the DEP for permits due to the home's location in the flood hazard area, as indicated on the elevation certificate. Mr. Fitzgerald said that they should submit DEP permits before the Board votes on the application, but before they go to the DEP they can know if the Board supports the application.

Deanna Houlihan submitted the following items into evidence:

- A-1 A picture of the existing home
- A-2 Computer generated version of the proposed construction

Ms. Houlihan explained that the existing home is not livable. They are proposing to add a second floor and are sticking to the existing footprint. She said that they have never seen water and that the property is extremely dry.

Vice Chairman Schepiga said that he likes the picture of the proposed home, though the Board never grants variances for driveway width. Ms. Houlihan said that she understands that.

Mr. Fitzgerald said that he does not know how much of the property is taken up by the flood area or how much the DEP shrinks the buildable lot area. Mr. Van Wagner said that he feels they should go forward with the DEP permits as he would not be averse to granting the lot coverage variance and Vice Chairman Schepiga agreed. Ms. Wilensky noted that the front and rear yard setbacks are existing. Mr. Fitzgerald said that it could take a long time to get the application together and reviewed by the DEP.

Vice Chairman Schepiga carried the application to April 23, 2015.

Meeting adjourned at 8:02 P.M.

Rachel Montemarano
Board Secretary
Recording Secretary